



## 23 FORT ROAD

Dundonald, BT16 1XR

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*Offers over* **£325,000**



DETACHED | 4  | 2  | 2 

We are delighted to bring to the market this fantastically presented four-bedroom detached property located in a popular and convenient Dundonald location.

## KEY FEATURES

- Fantastically Presented Four Bedroom Detached Home
- Excellent Views Across Rolling Countryside
- Spacious Entrance Hall
- Kitchen with Built in Breakfast with Informal Dining Area
- Fully Fitted Kitchen
- Dining Room/Bedroom Five Off Kitchen
- Front Lounge with Feature Fireplace
- Separate Living Room with Double Glazed French doors leading to Rear Garden
- Four Bedrooms
- Fully Fitted Bathroom with Modern White Suite
- Private Paved Low Maintenance Rear Garden
- Detached Garage
- Driveway with Private Off-Street Parking for Several Cars
- Gas Heating & UPVC Double Glazing Throughout



## ROOM DETAILS

### *Ground Floor*

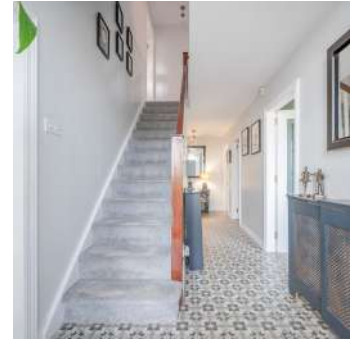
- Spacious Reception Hall
- Dining Room/Bedroom Four  
11'11" x 9'11"
- Lounge  
15'11" x 12'
- Family Bathroom
- Living Room  
11'11" x 11'1"
- Kitchen/Diner  
13' x 11'
- Utility Room

### *First Floor*

- Landing
- Bedroom One with En Suite  
20'1" x 12'
- Bedroom Two  
12' x 10'11"
- Bedroom Three  
11'11" x 9'1"
- Bathroom

### *Outside*

- South-Westerly Rear Garden
- Built-in BBQ Area
- Tarmac Driveway with Space for Several Cars
- Excellent Views



## DIRECTIONS

*Coming along the Old Dundonald Road towards the Comber Road, turn right on to Ballyhanwood Road and then left on to Fort Road. Number 23 is located on the right hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	76	76
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

